

ZB# 77-30

Vincent & Mary Lawrence

57-1-65.21

77-30-Lawrence, Vincent & Mary

Public Hearing

Nov. 28, 1977 - 8:30.

Paid \$25.00

File w. Town
clerk

GENERAL RECEIPT

3483

Town of New Windsor, N. Y.

Nov 30, 1977

Received of Mary A. Lawrence \$ 25.00
Twenty-five and 00/100 Dollars

For # 77-30 Varissee

DISTRIBUTION:

FUND	CODE	AMOUNT
25.00		
Check		

BY Charlotte Marcantonio

TITLE

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

47-30
(Number)

11/15/77
(Date)

I. Applicant information:

- (a) VINCENT & MARY LAURENCE BX 406 LAKESIDE DR RD 4
(Name, address and phone of Applicant)
- (b) NEW WINDSOR 496-4078
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
- ☒ Area variance REAR YARD
- ☐ Sign variance
- ☐ Special permit

III. Property information: BX 406 SECT 57 BK. 1 LOT 65.21

- (a) R4 LAKESIDE DR RD 4 NEW WINDSOR 15,048'
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? NONE
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 1956
- (e) Has property been subdivided previously? APPROVED PL. NO 6-72-YES When? 6-72
- (f) Has property been subject of variance or special permit previously? NO When? NO
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? NO If so, when _____
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail _____

47-30
(Number)

11/15/77.
(Date)

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(a) VINCENT & MARY LAURENCE BX 406 LAKESIDE DR RD 4
(Name, address and phone of Applicant)

(b) NEW WINDSOR 496-4078
(Name, address and phone of purchaser or lessee)

(c) _____
(Name, address and phone of attorney)

(d) _____
(Name, address and phone of broker)

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(e) Has property been subdivided previously? APPROVED PL. NO 6-72-YES When? 6-72

(f) Has property been subject of variance or special permit previously? NO When? NO

(g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? NO. If so, when _____

(h) Is there any outside storage at the property now or is any proposed? Describe in detail. NO

☐ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____, to allow

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

☒ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk, Column 8

Requirements	<i>0 Regs.</i>	Proposed or Available	Variance Request
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yard			
Reqd. Side Yards	<u>1</u>	<u>1</u>	<u>1</u>
*Reqd. Rear Yard	<u>50 ft.</u>	<u>24 ft.</u>	<u>26 ft.</u>
Reqd. Street Frontage*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Development Coverage*	%	%	%
Floor Area Ratio**			

* Residential districts only

** Non-residential districts only

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.



V.

Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk, Column 8

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yard		
Reqd. Side Yards	<u>1</u>	<u>1</u>
*Reqd. Rear Yard	<u>50 ft.</u>	<u>24 ft.</u>
Reqd. Street Frontage*		<u>26 ft.</u>
Max. Bldg. Hgt.		
Min. Floor Area*		
Development Coverage*	<u>%</u>	<u>%</u>
Floor Area Ratio**		

* Residential districts only

** Non-residential districts only

- X (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

Lot has road frontage on three sides and there is no existing available land to extend or enlarge present lot.

☐ VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

side and there is no existing, available
land to extend or enlarge present lot.



VI.

Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law,
Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a
variance, and set forth your reasons for requiring
extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including
signs on windows, face of building, and free-standing signs?

☐ VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table _____, Column _____.
- (b) Describe in detail the use and structures proposed for the special permit.

☐ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

☐ IX. Attachments required:

- ___ Copy of letter of referral from Building and Zoning Inspector.
- ___ Copy of contract of sale, lease or franchise agreement.
- ___ Copy of tax map showing adjacent properties
- ___ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ___ Copy(ies) of sign(s) with dimensions.
- ___ Check in amount of \$ 25.00 payable to Town of New Windsor.

Photos of existing conditions _____

- (b) Describe in detail the use and structures proposed for the special permit.



VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)



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 - ___ Copy(ies) of sign(s) with dimensions.
 - ___ Check in amount of \$ 25.00 payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.
All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- ___ Other

(Official Use Only)

X. AFFIDAVIT.

Date Nov. 15, 1977

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Vincent Lawrence
(Applicant)

Mary A. Lawrence

Sworn to before me this

15th day of November, 1977.

Robert E. Di Nardo

ROBERT E. DI NARDO
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1979

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
- (c) Special Permit is _____
- (c) Conditions and safeguards _____
- _____
- _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY RESO-
LUTION OF ZONING BOARD OF APPEALS.

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Mary A. Lawrence

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
- (c) Special Permit is _____
- (c) Conditions and safeguards _____
- _____
- _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY RESO-
LUTION OF ZONING BOARD OF APPEALS.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

In the Matter of the Application of

VINCENT LAWRENCE and MARY LAWRENCE

Application #77-30.

DECISION GRANTING
AREA VARIANCE

WHEREAS, VINCENT and MARY LAWRENCE of Box 406, Lakeside Drive, Beaver Dam Lake, New Windsor, N. Y. have applied to the Zoning Board of Appeals for an area variance to permit construction of a one-family home on Vascello Road, Beaver Dam Lake, New Windsor, N. Y., with insufficient rear yard; and

WHEREAS, applicants seek a 26 ft. rear yard variance to construct a one-family dwelling; and

WHEREAS, a public hearing was held on the 28th day of November, 1977 at which time no opposition appeared to the application before the Board; and

WHEREAS, notice of public hearing was duly sent to residences and businesses as prescribed by law, and published in The Evening News, also required by law; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The proposed 26 ft. rear yard variance would not affect the general character of the neighborhood upon construction of the one-family dwelling.
2. The proposed construction of the one-family dwelling would be attractive and will enhance the surrounding neighborhood, also residential.

WHEREAS, the Zoning Board of Appeals makes the following determinations of law in this matter.

1. The variance sought is not substantial in relation to the legally required sideyard.

2. There will be no substantial change in the character of the neighborhood nor a substantial detriment to the adjoining properties.

3. The proposed variance would have no affect on the governmental facilities available.

4. There is no feasible method for the applicants to erect the one-family dwelling other than through a variance.

5. There are no other factors of interest bearing on this matter.

NOW THEREFORE BE IT RESOLVED that the Zoning Board of Appeals of, the Town of New Windsor grant an area variance as hereinabove requested.

BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeals is directed to forward a copy of this decision to the applicants, the Town Planning Board and the Town Clerk.

Dated this 13 day of March , 1978.

s/ Richard Jenwick
~~VINCENT DEVENA~~ Vice Chairman
Acting

1/28/77 - Public Hearing - Lawrence - 8:30 p.m.

Vernon J. Lawrence
Ceredo, W. Va.
Mr. A. Graham (X spoke)



1763

pd. 11/15/71
def # 25-445

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
~~XXXXXXXXXXXX~~
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

November 15, 1977

Mr. & Mrs. Vincent Laurence
RD#4 Lakeside Drive
New Windsor, N.Y. 12550

RE: 57-1-65.21

Dear Mr. & Mrs. Laurence:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$25.00. Please remit same to the Town Clerk, Town of New Windsor.

*paid
check
11-15-77*

Very truly y ours,

Joseph G. Parisi

JOSEPH G. PARISI
Sole Assessor
Town of New Windsor

JGP/pl
att.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sent 27
Returned 26

Chairman
Ensworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

✓ Graham, Archibald F. & Patricia
RD#4 Vascello Road
New Windsor, N.Y. 12550

✓ Smith, Everett W. & Mary
RD#4 Vascello Road
New Windsor, N.Y. 12550

✓ Mitchell, Reuben W. & Elaine
Stahl, Isidore & Best, K.
530 E. 23rd Street
N.Y. N.Y.

✓ Gazzola, Audrey
RD#4 Vascello Road
New Windsor, N.Y. 12550

✓ Schiavone, Rita & Steven
1053 42nd Street
Brooklyn, N.Y.

✓ Newkirk, Robert B.
Box 382 RD#4 Syzamore Drive
New Windsor, N.Y. 12550

✓ Cassissi, Dominick & Camille
RD#4 Vascello Road
New Windsor, N.Y. 12550

✓ Morasse, Mildred
Box 381 RD#4 Lakeside Drive
New Windsor, N.Y. 12550

✓ Gazzola, Raymond, Schiavone, Theresa
Tribuzio, Philomena
RD#4 Vascello Road
New Windsor, N.Y. 12550

✓ Violette, Levite & Ludvine
Box 379 RD#4 Lakeside Drive
New Windsor, N.Y. 12550

✓ Bruckner, John & Carmen
RD#4 Lakeside Drive
New Windsor, N.Y. 12550

✓ Mycka, Richard A. & Jean
93 McGuinness Blvd.
Brooklyn, New York 11222

✓ Loughran, Aloysius W. & Katherine
RD#4 Lakeside Drive
New Windsor, N.Y. 12550

✓ Turk, Sophie & Joseph Jr.
150-96th street
Brooklyn, N.Y. 11209

✓ The Estate of Anthony Vascello
RD#4 Lakeside Drive
New Windsor, N.Y. 12550

✓ Sardullo, Wayne & Venezia, Robert
RD#4 Beaver Brook Road
New Windsor, N.Y. 12550

✓ Lawrence, Vincent & Mary A.
RD#4 Lakeside Drive
New Windsor, N.Y. 12550

✓ Beaver Acres Assoc. C/O C. Cassissi
RD#4 Vascello Road
New Windsor, N.Y. 12550

✓ Anderson, George C. & Marie
RD#4 Lakeside Drive
New Windsor, N.Y. 12550

✓ Matthews, Charlotte A.
RD#4 Lakeside Drive
New Windsor, N.Y. 12550

✓ Schiavone, Joseph T. & Theresa
RD#4 Vascello Road
new Windsor, N.Y. 12550

✓ Bucci, Henry & Joan
16 Lyman Place
Dobbs Ferry, New York 10522



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman

~~Elsworth E. Went~~

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

1763

✓ Agresti, Josephine
RD#2 Lakeside Drive
New Windsor, N.Y. 12550

✓ Perose, Frank & Julia
211 St. Johns Avenue-Rosebank
Staten Island, N.Y. 10305

✓ Virgillo, Victor
43 Forest Hill Road
New Windsor, N.Y. 12550

✓ Rubino, Emil & Anna
Box 380 RD#4 Lakeside Drive
New Windsor, N.Y. 12550

✓ Anderson, Robert & Joan
RD#4 Lakeside Drive
New Windsor, N.Y. 12550

✓ Mroz, Stanley & Irene
117 Eagle Street
Brooklyn, N.Y.

Respectfully submitted,

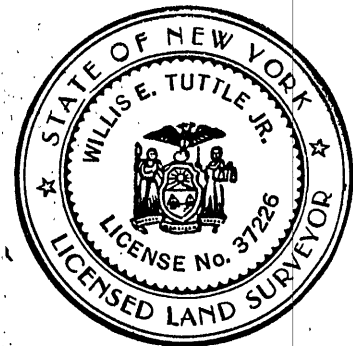
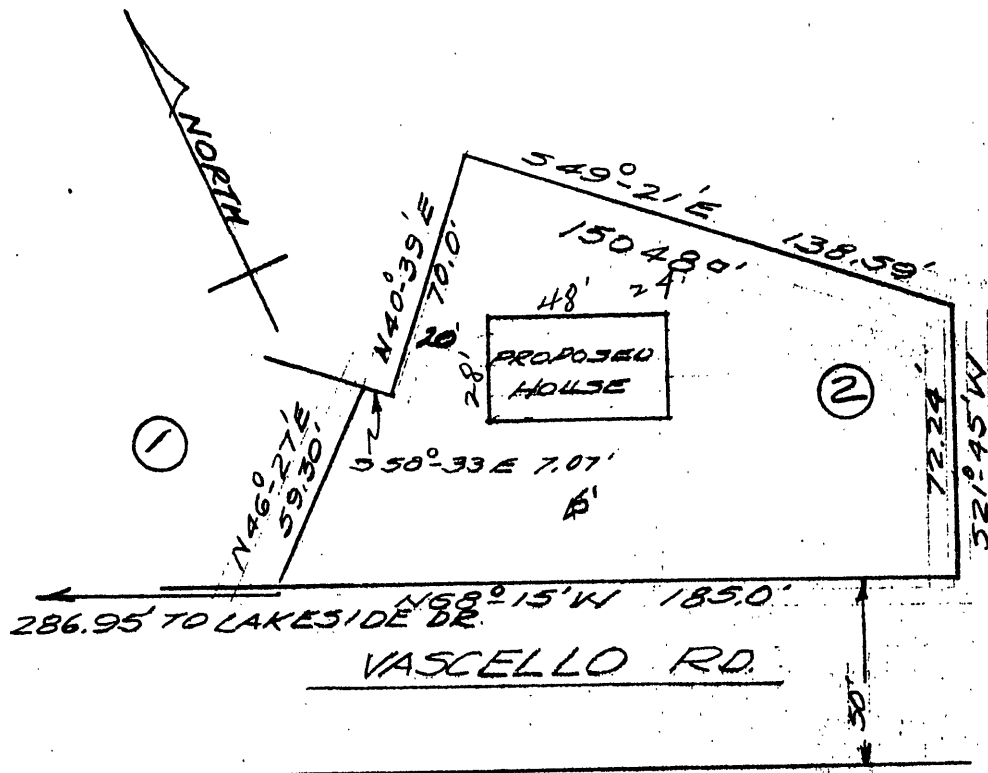
JOSEPH G. PARISI

Sole assessor

Town of New Windsor

ZONE - RA

GROUP A



MAP OF PARCEL #2

OF

VINCENT L. & MARY D. LAWRENCE

TOWN OF NEW WINDSOR ORANGE CO. NY

SCALE 1" = 50'

OCT 27 1977

WILLIS E. TUTTLE LIC. SURVEYOR
BOX 110 RD 4 NEWBURGH NY 12550

11-30

3

Agenda -
7:30 11/14/77

Public hearing to
be scheduled.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. Date NOVEMBER 3, 1977

To VINCENT & MARY LAWRENCE
BOX 406 LAKE SIDE DR
R.D. 4 NEW WINDSOR

PLEASE TAKE NOTICE that your application dated Nov 3, 1977
for permit to BUILD DWELLING
at the premises located at VASCELLO ROAD BEAVER DAM
57-2-65.21

is returned herewith and disapproved on the following grounds:
INSUFFICIENT ~~REAR~~ REAR YARD
24' PROPOSED ~~50'~~ REQUIRED
50'

new yard.

Howard R. Cee
Building Inspector

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New York will hold a Public Hearing
pursuant to Section 48-33A of the Zoning Ordinance on the
following proposition:

Appeal No. 30

Request of VINCENT and MARY LAWRENCE

for a VARIANCE ~~SECTION 48-12~~ of
the regulations of the Zoning Ordinance, to permit
construction of one-family residence with
insufficient rear yard

being a VARIANCE ~~SECTION 48-12~~ of
Section 48-12 -Table of Bulk Regulations - Col. 8
for property situated as follows:

Vascello Road, Beaver Dam, Town of New Windsor,
New York (Section 57-Block 1-Lot 65.21)

SAID HEARING will take place on the 28th day of November, 19 77,
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.
beginning at 8:30 o'clock P. M.

THEODORE JARGSTORFF
Chairman

CONNECTED COPY FINAL

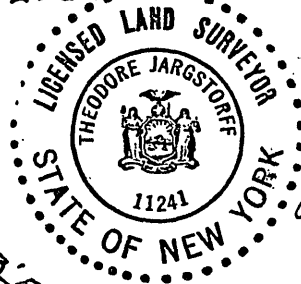
— Survey of Lands of —

— Vincent L. and Mary A. Lawrence —

— Located at Beaver Dam Lake, Town of New Windsor —

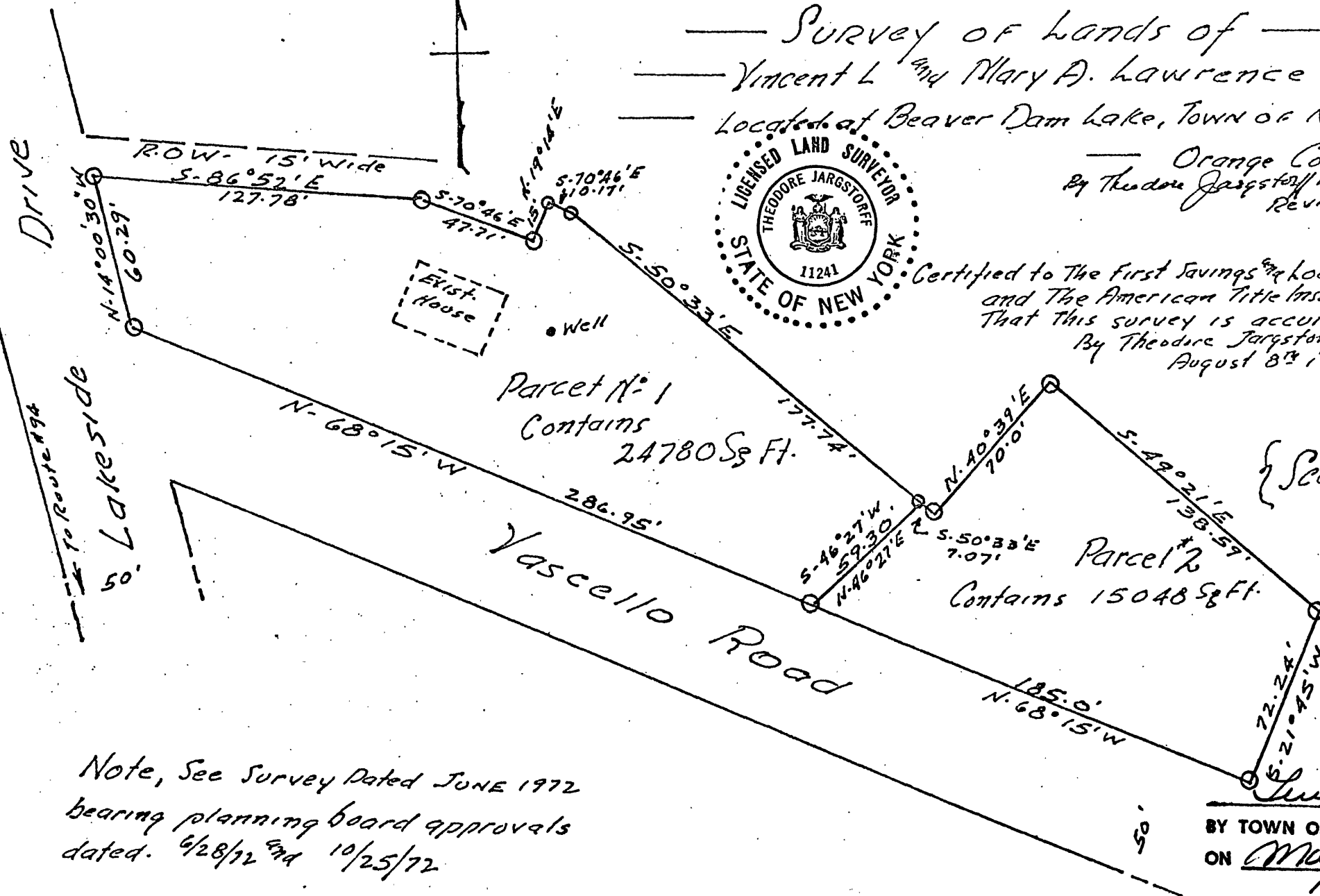
— Orange County, N.Y. —

By Theodore Jargstorff, L.S. JUNE, 1972
Revised Aug. 8, 1973



Certified to The First Savings & Loan Association
and The American Title Insurance Company
That this survey is accurate.
By Theodore Jargstorff, L.S.
August 8th 1973

{ Scale - 1" = 50 Feet



Note, See Survey Dated JUNE 1972
bearing planning board approvals
dated. 6/28/72 and 10/25/72

APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON May 27/75

BY [Signature]

INTER-OFFICE CORRESPONDENCE

TO: CHAIRMAN -- TOWN PLANNING BOARD
BUILDING/ZONING INSPECTOR

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARINGS SCHEDULED - NOVEMBER 28, 1977

DATE: November 21, 1977

Kindly be advised that there will be three public hearings on Monday evening, November 28, 1977 before the Zoning Board of Appeals as follows:

8 p.m. - Application of DOUGLAS & PATRICIA GROVES

8:15 p.m. - Application of STEPHEN and ELEANOR PELLER

8:30 p.m. - Application of VINCENT and MARY LAWRENCE

I have enclosed herewith copies of the public hearing notice together with copies of the above applications for your information.

Pat

pr/

Enclosures

Legal Notice
PUBLIC NOTICE OF
HEARING BEFORE
THE ZONING BOARD
OF APPEALS
PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New
York will hold a public hearing pur-
suant to Section 48-33A of the Zoning
Ordinance on the following
proposition:
Appeal No. 22
Request of Douglas R. & Patricia A.
Groves for a Variance of the
regulations of the Zoning Local Law,
to permit use of an existing 8 x 12
shed used for storage of hay and
stabling of a horse owned by
applicants being a Variance of Sec-
tion 48-9 - Table of Use Reg. - Col. C-9,
for property situated at: Riley Road,
near Moore's Hill Road, Town of
New Windsor, New York.
SAID HEARING will take place on
the 28th day of November, 1977, at
the New Windsor Town Hall, 555
Union Avenue, New Windsor, N.Y.,
beginning at 8 o'clock P.M.
THEODORE JARGSTORFF
By: Patricia Razansky, Sec'y.
Nov. 14

Legal Notice
PUBLIC NOTICE OF HEARING
BEFORE ZONING BOARD OF
APPEALS, TOWN OF NEW
WINDSOR
PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New
York will hold a Public Hearing pur-
suant to Section 48-33A of the Zoning
Ordinance on the following
proposition:
Appeal No. 32
Request of Stephen J. Peller and
Eleanor C. Peller for a variance of
the regulations of the Zoning Or-
dinance, to permit subdivision of one
parcel into two lots with insufficient
area, lot width and rear yard, being
a variance of Section 48-12 - Table
of Bulk Regs., Cols. 4, 5 & 8 for
property situated as follows: at the
intersection of Woodlawn Avenue
and MacArthur Avenue in the Town
of New Windsor, N.Y.
SAID HEARING will take place on
the 28th day of November, 1977, at
the New Windsor Town Hall, 555
Union Avenue, New Windsor, N.Y.,
beginning at 8:15 o'clock p.m.
THEODORE JARGSTORFF
Chairman
By: Patricia Razansky, Secretary

Legal Notice
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HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
PLEASE TAKE NOTICE that the
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suant to Section 48-33A of the Zoning
Ordinance on the following
proposition:
Appeal No. 30
Request of VINCENT and MARY
LAWRENCE for a VARIANCE of
the regulations of the Zoning Or-
dinance, to permit construction of
one-family residence with insuf-
ficient rear yard being a
VARIANCE of Section 48-12 - Table
of Bulk Regulations - Col. 8 for
property situated as follows:
Vascello Road, Beaver Dam,
Town of New Windsor, New York
(Section 57-Block 1-Lot 65.21)
SAID HEARING will take place on
the 28th day of November, 1977, at
the New Windsor Town Hall, 555
Union Avenue, New Windsor, N.Y.,
beginning at 8:30 o'clock P.M.
THEODORE JARGSTORFF
Chairman
By: PATRICIA RAZANSKY,
Secretary
Nov 19